

# Clémenceau Immobilier

P. 06 12 77 51 28 - Tél. 04 93 24 27 86 - [www.clemenceauimmobilier.fr](http://www.clemenceauimmobilier.fr)

659 000 €

## Buying house

Surface of the living : 32 m<sup>2</sup>

Exposition : Sud ouest

View : Dégagée

Inner condition : excellent

External condition : good

Couverture : tiles

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

3 parkings

Emission of greenhouse gases (ges) : B



## House La Colle-sur-Loup

EXCLUSIVE in LA COLLE this villa with a living area of 128 m<sup>2</sup>, located 100 m from the college, and 150 m from shops and primary schools. It includes a living room of 32 m<sup>2</sup>, opening onto a very large terrace, 4 bedrooms, 2 bathrooms, 2 toilets, heat pump heating, superb south/west exposure, very quiet and not overlooked. A plot of 400 m<sup>2</sup> with trees and a garage complete this property. It also offers the possibility of having 2 3-room apartments of 80 m<sup>2</sup> and a second apartment of 50 m<sup>2</sup> with shared or independent entrance. Impeccable condition, no work required. This villa is designed for 2 apartments, one of 80 m<sup>2</sup>, the other on the ground floor of 50 m<sup>2</sup>

Fees and charges :

659 000 € fees included

Document non contractuel

08/09/2024 - Prix T.T.C



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RCS ANTIBES n° 2011A174 - Document non contractuel - Barème de prix disponible sur notre site internet